

Memorandum

To: Intracorp c/o David MacDuff

Site: Kelkari Phase III, Parcels 3800900080, 3800900090, 3800900120

Legal Description: Lot D, Lot E, Lot F, and Tract G, Kelkari, A binding site plan alteration, recorded in volume 305 of condominiums, at pages 45 through 52, under recording number 20190916001190, record of King County, Washington.

Re: Administrative Adjustment of Standards - Landscaping

Date: June 24, 2022

Revised: November 17, 2022

Project Arborist: Tyler Bunton
ISA Certified Arborist #PN-8715A
ISA Qualified Tree Risk Assessor

Attached: Tree Exhibit (Annotated Erosion and Sedimentation Control Plan, Sheet C2.01, CORE Design, 8/27/2021)

This memo documents the request for an administrative adjustment of standards (AAS) with regards to the tree plan requirements in Issaquah Municipal Code (IMC) 18.12.141 (B) (1) "The following note shall be on all plans: "A tree designated for retention shall not have the soil grade altered within its dripline or within fifteen (15) feet of its trunk whichever is greater.""

Due to the area proposed to be developed on the property and the required grading 15 trees (236, 694, 695, 696, 697, 707, 715, 721, 742, 758, 761, 811, 817, 827, 828) located outside of the clearing limits will need to be removed due to having grading within their driplines if an AAS is not granted. These 15 trees are located far enough from the proposed grading that a loss of stability due to the grading is not a concern. Additionally, since these trees will have disturbance within a small portion of their driplines on one side and no disturbance on three other sides, they have a high likelihood of surviving construction and remaining healthy.

Tree 789, located within the development, is proposed to be retained with a retaining wall (Wall 12) located 1-foot inside of the dripline on the west side. If the mitigation measures outlined in the arborist report revised February 23, 2022 are followed this tree should be able to remain stable and healthy throughout and after construction.

All grading and work which may damage tree crowns occurring within the driplines, or within 15 feet of the trunks, whichever is greater, of the above trees should be monitored by the project arborist to ensure that no damage occurs to the tree crowns and any root damage is documented to determine whether the construction activities will have a detrimental effect on the trees.

Mitigation in the Event of Tree Damage or Death

If any of the trees listed in this memorandum have damage to their crowns, they should be pruned by an ISA certified arborist to applicable ANSI A300 pruning standards to remove the damaged parts.

If it is determined that the damage to the tree crown(s) will likely result in the decline and eventual death of the tree, or it is determined that a tree has failed or has died due to construction disturbance, two native trees should be planted to replace the dead or damaged tree(s). The native tree species to be planted should have canopy coverage similar to the dead or damaged tree(s). Dead or damaged trees should only be removed if they present a high level of risk to surrounding targets. Replacement trees should be planted near the dead or damaged trees(s) to facilitate the closure of the canopy in the affected areas.

Replacement trees should be a minimum of 2-inches caliper for deciduous trees and a minimum of 7 feet tall for conifers. Replacement trees should be planted prior to project completion. Replacement tree maintenance and quality must follow the requirements in IMC 18.12.1390.B and IMC 18.12.140.N.

Any replacement trees should be alive in the fifth year after planting. If any replacement trees die prior to the fifth year a new tree should be planted and the five-year clock reset for the new planting.

AAS Criteria

Below are the AAS approval criteria as outlined in IMC 18.12.170 (D) and how this proposal meets the criteria with regards to tree 789 and the 15 trees outside of the clearing limits.

Trees 236, 694, 695, 696, 697, 707, 715, 721, 742, 758, 761, 811, 817, 827, 828

1. The adjustment(s) will be equal to, or superior in, fulfilling the intent and purpose of the landscape requirements; and

Allowing grading to occur as proposed within the driplines of these 15 trees an additional 15 existing trees can be safely preserved on the outer edges of the proposed development.

2. The adjustment(s) does not negatively impact the adjacent property owners; and

The adjacent properties nearest to these 15 trees are wooded with native trees and understory. Retention of these 15 trees will provide additional consistent landscaping between the area proposed for development and the adjacent wooded properties.

3. The landscape adjustment(s) shall provide consistency with the intent, scale and character of the zoning district involved; and

The landscape adjustment will allow for the preservation of additional existing trees on-site.

4. The intent and purpose of the required screening and/or buffering of uses or specific areas (for example, dumpsters and parking areas) are not jeopardized.

The retention of existing trees will not jeopardize required screening and/or buffering of uses or specific areas.

Tree 789

1. The adjustment(s) will be equal to, or superior in, fulfilling the intent and purpose of the landscape requirements; and

Allowing a retaining wall within the dripline of tree 789 will allow for the preservation of an existing tree on-site.

2. The adjustment(s) does not negatively impact the adjacent property owners; and

Tree 789 is located within the interior of the development and its retention will not negatively impact adjacent property owners.

3. The landscape adjustment(s) shall provide consistency with the intent, scale and character of the zoning district involved; and

The landscape adjustment will allow for the preservation of an existing tree on-site.

4. The intent and purpose of the required screening and/or buffering of uses or specific areas (for example, dumpsters and parking areas) are not jeopardized.

The retention of tree 789 will not jeopardize required screening and/or buffering of uses or specific areas.

Appendix A Assumptions & Limiting Conditions

- 1 Consultant assumes that the site and its use do not violate, and is in compliance with, all applicable codes, ordinances, statutes or regulations.
- 2 The consultant may provide a report or recommendation based on published municipal regulations. The consultant assumes that the municipal regulations published on the date of the report are current municipal regulations and assumes no obligation related to unpublished city regulation information.
- 3 Any report by the consultant and any values expressed therein represent the opinion of the consultant, and the consultant's fee is in no way contingent upon the reporting of a specific value, a stipulated result, the occurrence of a subsequent event, or upon any finding to be reported.
- 4 All photographs included in this report were taken by Tree Solutions, Inc. during the documented site visit, unless otherwise noted. Sketches, drawings and photographs (included in, and attached to, this report) are intended as visual aids and are not necessarily to scale. They should not be construed as engineering drawings, architectural reports or surveys. The reproduction of any information generated by architects, engineers or other consultants and any sketches, drawings or photographs is for the express purpose of coordination and ease of reference only. Inclusion of such information on any drawings or other documents does not constitute a representation by the consultant as to the sufficiency or accuracy of the information.
- 5 Unless otherwise agreed, (1) information contained in any report by consultant covers only the items examined and reflects the condition of those items at the time of inspection; and (2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, climbing, or coring.
- 6 These findings are based on the observations and opinions of the authoring arborist, and do not provide guarantees regarding the future performance, health, vigor, structural stability or safety of the plants described and assessed.
- 7 Measurements are subject to typical margins of error, considering the oval or asymmetrical cross-section of most trunks and canopies.
- 8 Tree Solutions did not review any reports or perform any tests related to the soil located on the subject property unless outlined in the scope of services. Tree Solutions staff are not and do not claim to be soils experts. An independent inventory and evaluation of the site's soil should be obtained by a qualified professional if an additional understanding of the site's characteristics is needed to make an informed decision.
- 9 Our assessments are made in conformity with acceptable evaluation/diagnostic reporting techniques and procedures, as recommended by the International Society of Arboriculture.